



CITY OF PLAINFIELD
PLANNING DIVISION
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NJ 07060



ADRIAN O. MAPP
MAYOR

D. Scott Belin, Chairman
Alex Ruiz, Vice Chairman

ZONING BOARD OF ADJUSTMENT
MEETING AGENDA

DATE: WEDNESDAY JULY 11, 2018
TIME: 6:30 P.M.
LOCATION: PLAINFIELD CITY HALL LIBRARY, 515 WATCHUNG AVENUE

I. CALL TO ORDER

NOTE: Cellular phones are to be turned off during the Board meeting, unless otherwise stated. (Subject to change by the Board Chairman)

II. OPEN PUBLIC MEETING STATEMENT

"The annual schedule of this meeting has been duly noted in the Courier News and the Star Ledger. In addition, a copy of the notice is posted in the City Clerk's office, the Planning Division office and the City's website in accordance with the regulations of the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. This is a regularly scheduled meeting of the Board.

III. ROLL CALL

IV. PUBLIC COMMENT(S) ON NON-AGENDA ITEMS – Limited to 2 minutes maximum per comment. (Subject to change by the Board Chairman)

V. MINUTES – January 17, 2018 (Reorg.) and February 7, 2018

VI. RESOLUTION (MEMORIALIZATION(S))

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-32	Shiloh Baptist Church	515 West Fourth Street	772	9, 10.02, 15, 19, 25 & 36.01	R-4 Moderate Density Residential Zone

➤ The applicant was granted an extension of time.

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-07	Ervin J. Barillas	919-921 West Sixth Street	551	14	R-3 Low/Moderate Residential Zone
6/6/18 carried; 7/11/18					

- The applicant proposes to construct a second-story addition to an existing 1.5 story single family dwelling. The applicant is requesting relief from minimum side yard setback requirement, combined side yard setback requirement and supplementary zoning regulations.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-08	Geegi Homes, LLC	619 East Sixth Street	614	22	R-4 Moderate Residential Zone
6/6/18 carried; 7/11/18					

- The applicant proposes to construct a four-bedroom, single family dwelling on a vacant undersized lot. The applicant is requesting relief from bulk requirements and supplementary zoning regulations.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-04	Alvin C. Hannah & Venus Hannah	430-432 West Second Street	238	15	MU Mixed Use Zone
4/11/18 carried; 5/2/18 carried; 6/6/18 carried; 7/11/18					

- The applicant is requesting an interpretation of §17:9-42.C of the city Land Use Ordinance concerning outdoor storage requirements, and §17:8-1.A.1 concerning use for a motorcycle repair/towing business/moped and scooter sales with accessory storage without obtaining a development permit of Certificate of Occupancy for those uses.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2017-25	Kevin Rodney	225-227 Prescott Place	119	16	R-4 Moderate Residential Zone

- The applicant is requesting to construct a single-family dwelling with four-bedrooms and an attached garage on an undersized vacant lot. The applicant is seeking relief from bulk requirements and supplementary zoning regulations.

5)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-09	Michael Liebhaber	1347-1349 Watchung Avenue	630	10	Broadway Historic District

- The applicant is seeking to demolish a detached garage and construct a two (2) car garage on a single-family dwelling. The application requires relief from §17:9-34 of the city land use ordinance.

6)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-11	East Fifth Street, LLC	301-311 E. 5 th Street / 411-419 Roosevelt Avenue (corner lot)	606	48.01	MU Mixed Use Zone

- The applicant is requesting for certificate of nonconformity for automobile body shop, automobile dealership, and automobile repair shop.

7)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-12-28	HOPES Community Action Partnership, Inc.	1201-1223 East Seventh Street	625	84	R-3 Low/Moderate Density Residential Zone

- The applicant is proposing to expand an Early Head Start School, currently under construction from 20 classrooms/270 children/76 staff, to 26 classrooms/362 children/95 staff. This is an increase of 6 classrooms, 92 children, and 19 staff. The new classrooms are being added with the existing armory building. This application submitted requires a d(2) use variance (expansion of a nonconforming use), relief from minimum parking requirements, preliminary and final site plan approval.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board are as follows **Wednesday August 1, 2018** September 5, 2018; October 3, 2018; November 7, 2018; and December 5, 2018

NOTE 2: The Board will not hear any cases after 10:30 P.M. All documents are available for inspection at the City Hall, Division of Planning, Second Floor-Room 202, 515 Watchung Avenue between 9:00 a.m. to 4:30 p.m. For further assistance please call (908) 753-3486.

ZBA meeting.7/11/2018